



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-019702-26-SA

In the matter of: 522, 500 WILSON AVE
NORTH YORK ON M3H0E5

Between: Phani Kumar Guda Landlord

And

Akinwunmi Jones Tenant

Phani Kumar Guda (the 'Landlord') applied for an order to terminate the tenancy and evict Akinwunmi Jones (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on February 19, 2026 with respect to application LTB-L-102464-25.

The Landlord's application was resolved by order LTB-L-019702-26, issued on March 9, 2026. This order was issued without a hearing being held.

The Tenant filed a motion to set aside order LTB-L-019702-26.

This motion was heard by videoconference on April 28, 2026.

The Landlord's agent, Ximena Davidson, the Landlord's representative, Elizabeth Chea, and the Tenant's representative, attended the hearing.

At the hearing, the Tenant requested to withdraw their motion and I consented to the request.

The parties agreed that the stay of order LTB-L-019702-26 is lifted on May 15, 2026.

It is ordered that:

1. The motion to set aside Order LTB-L-019702-26, issued on March 9, 2026, is withdrawn.
2. The stay of order LTB-L-019702-26 is lifted on May 15, 2026.

May 4, 2026
Date Issued

Karen Gonçalves
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.